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**DATE:** December 20, 2000

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services

**SUBJECT:** PROJECT NUMBER PA00-0090; Kris Kakkar, Applicant, 19042 Fairhaven Extension, unincorporated North Tustin

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**I. NATURE OF PROJECT:**

The project site, 19042 Fairhaven Extension, is zoned 100-E4 "Small Estates" and located within the North Tustin unincorporated community. The building site, identified as Assessors Parcel Number 393-032-48 (As noted in Lot Line Adjustment No. LL83-15), is approximately 50,800 square feet in size. The surrounding properties also share the 100-E4 designation. Grading has been previously done on the site without permits. The purpose of this site development permit is to legitimize the previous grading work as well as address additional grading proposed on the site. The grading on the site is concentrated mainly on the central, northerly, and westerly portion of the lot and includes the construction of multiple retaining walls designed to "fill in" a gully located along the northwesterly portion of the building site. The proposed building pad location complies with the site development standards applicable within the 100-E4 designated area.

The proposed project consists of grading in excess of 500 cubic yards on a site with a slope in excess of 15%. The proposed grading requires approval of a Site Development Permit, pursuant to Orange County Zoning Code Section 7-9-139. The proposed site grading includes approximately 1,260 cubic yards of cut and 1,260 cubic yards of fill. The site slopes steeply, rising from west and south to east and north. Multiple associated retaining walls are proposed for the site in conjunction with the grading. Retaining walls range from zero to approximately six feet in height along the westerly boundary line of the lot. A condition of approval is included which requires the applicant to submit evidence to the grading inspector that all retaining walls meet the height requirements of Section 7-9-137.5 of the Zoning Code prior to final clearance of the grading permit. Section 7-9-137.5 states that retaining walls shall not exceed six feet in height in required setback areas (as viewed from neighboring properties).

The project was routed to 5 County Departments and Sections, the Orange County Fire Authority, and North Tustin Advisory Committee for review and comment. The North Tustin Advisory Committee recommended conditional approval of the project at their September 20, 2000 meeting. One condition from NTAC discussed re-routing the grading plan to them for review if changes are made. The applicant's engineer has provided a letter discussing revisions to the grading plan since NTAC's review. The revisions include a minor change to the drainage behind the retaining wall to the east of the new home, the addition of a six inch concrete curb along the driveway to the south of the new home and the addition of a roof gutter and downspout along the south side of the new

home. Based on the minor revisions to the grading plan discussed in the engineer's letter, staff has determined that it was unnecessary to route the revisions back to NTAC. All other comments and recommended conditions of approval that have been received for the project have been included in the attached conditions of approval (Appendix B), including all mitigation measures from the project negative declaration.

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## II. REFERENCE

Orange County Zoning Code

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## III. CEQA COMPLIANCE

Negative Declaration No. PA000090 has been prepared and was posted on 10/5/00. It is attached for your consideration and must be approved prior to project approval with a finding that is adequate to satisfy the requirements of CEQA.

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## III. CERTIFICATION

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews

By: \_\_\_\_\_  
C. M. Shoemaker, Chief  
Site Planning Section

Date: \_\_\_\_\_

Appendices:

A. Findings for Planning Application PA00-0090

B. Conditions of Approval for Planning Application PA00-0090